



**City of Trinity, North Carolina
Planning & Zoning Board Meeting
City Hall Annex, 6703 NC Hwy. 62, Trinity, NC
December 17, 2019 - 6:00 p.m.**

Regular Meeting Minutes

Members Present: Chair: Richard McNabb; **Board members:** Jennifer Dennis, and Ambrose Rush.

Member Absent: Keith Aikens and Hunter Hayworth.

Board Liaison: Bob Hicks

Others Present: Planning and Zoning Director, Marc Allred; City Manager, Debbie Hinson; City Attorney, Bob Wilhoit; City Clerk; Annette de Ruyter, Deputy Sgt., Kyle Cox; and other interested parties.

Call to Order

Chair McNabb called the meeting to order at 6:00 pm and welcomed visitors, led the Pledge of Allegiance, and gave the Invocation.

a) Approve and/or Amend Agenda

Chair McNabb called for a motion to approve or amend the Agenda. *Board member Rush made a motion to approve the agenda as presented. The motion was seconded by Board member Dennis and approved with a vote of 3 ayes and 0 nays with Board members Aikens and Hayworth absent.*

I. Approval of Minutes from November 19, 2019

a. Item 1. Approve the November 19, 2019 Planning and Zoning Minutes

Chair McNabb called for a motion to amend or approve the minutes as presented. *A motion was made by Board member Rush to approve the November 19, 2019 minutes as presented, seconded by Board Chair Mc Nabb and approved with a vote of 3 ayes and 0 nays with Board members Aikens and Hayworth absent.*

II. Public Hearing

Chair McNabb opened this Item and called on Planning Director Allred for presentation.

1. Item 2 – Rezoning of PIN #s 6797981290 & 6797983197 from R-40 to R-20

Stormwater/ Planning and Zoning Director Allred discussed the Rezoning of Pin's 6797981290 and 6797983197 from R-40 to R-20.

Mr. Allred reported to the Board that the owner would like to have three stick- built homes on the property. There are currently two manufactured homes on the property however, they will be removed and replaced with three stick-built homes.

This parcel was zoned Residential Restricted by the county. The city zoned it R-40 during annexation.

The Land Use is residential with surrounding Land Use:

- North- Single Family Residential
- South- Single Family Residential
- East- Single Family Residential
- West- Single Family Residential

R-20 zoning is allowed in the Residential Land Use Plan if sewer is available.

The total acreage is 1.71 acres.

Water and sewer are available on these parcels.

Chair McNabb opened the Public Hearing at 6:07 pm.

Speaking for the rezoning:

Tracy Jacobs- 6193 Joe Hoffman Road, Mr. Jacobs spoke to the Board stating that he was speaking for his mother who owns the adjoining property and wanted to verify that this would not affect his mother having a new modular home placed on property in the early months of 2020.

Speaking against:

None

Chair Mc Nabb closed the Public Hearing at 6:10 pm.

After Board discussion, *a motion was made by Board member Dennis to recommend the rezoning as presented. The motion was seconded by Board member Rush and approved with a vote of 3 ayes and 0 nays with Board members Aikens and Hayworth absent.*

2. Item 3 – Rezoning of 5239 Hopewell Church Rd from RA & R-40 to HC (Highway Commercial).

Chair McNabb opened this Item and called on Planning Director Allred for presentation.

Stormwater/ Planning and Zoning Director Allred discussed the Rezoning of 5239 Hopewell Church Road from RA and R-40 to HC (Highway Commercial).

Mr. Allred discussed the owner would like to sell his property with the neighbor's property.

The proposed rezoning is located at 5239 Hopewell Church Road with Pin # 7707231579. The parcel is currently zoned R-40 and RA (Residential Agriculture). The proposed rezoning is HC (Highway Commercial).

The Land Use is residential. The surrounding Land Uses are:

- North- Vacant
- South- Vacant
- East- Single Family Residential
- West- Vacant

Highway Commercial is allowed in the Hopewell Church Road/ I-85 Regional Center.

The total acreage 3.2 acres, water is available.

Chair McNabb opened the Public Hearing at 6: 17 pm.

Speaking for the rezoning:

David Wilson, 3708 Central Ave. High Point, I am for the proposed rezoning to combine this parcel with the neighbors to allow an opportunity to attract a larger commercial business.

With no one speaking against the rezoning, Chair McNabb closed the Public Hearing at 6:19 pm.

After Board discussion, *a motion was made by Board member Rush to recommend the rezoning as presented. The motion was seconded by Board member Dennis and approved with a vote of 3 ayes and 0 nays with Board members Aikens and Hayworth absent.*

III. Business from Staff

a. Item 4. Code Enforcement Report & Permits Report

Chair McNabb opened this Item and called on Planning and Zoning Director, Marc Allred for discussion.

Mr. Allred advised the Board there were 22 new homes in November and at the end of December there were 42. Steeplegate Village is moving forward with permits for new homes.

IV. Comments from Staff

City Clerk, Annette deRuyter advised those present that City Hall will be closed for Christmas on December 24, 25 and 26, 2019

Merry Christmas to each of you!

V. Comments from Board

None

VI. Planning & Zoning Board Adjournment

With no other business to discuss, *a motion was made by Board member Dennis to adjourn the December 17, 2019 meeting at 6:38 pm. The motion was seconded by Board member Rush and approved with a vote of 3 ayes and 0 nays with Board members Aikens and Hayworth absent.*